

## Planning Applications Committee

19 February 2009

### Section C

|                            |   |
|----------------------------|---|
| <b>Agenda Number:</b>      | <b>C11</b>                                  |
|                            |   |
| <b>Section/Area: I</b>     | OUTER                                       |
|                            |   |
| <b>Ward:</b>               | NELSON                                      |
|                            |   |
| <b>Officer:</b>            | Elizabeth Franklin                          |
|                            |   |
| <b>Valid Date:</b>         | 10 December 2008                            |
|                            |   |
| <b>Application Number:</b> | 08/01276/F                                  |
|                            |   |
| <b>Site Address :</b>      | 178 Christchurch Road<br>Norwich<br>NR2 3PJ |
|                            |   |
| <b>Proposal:</b>           | Ground floor extension and alterations.     |
|                            |   |
| <b>Applicant:</b>          | <b>Ms Alison Vinall</b>                     |
|                            |   |
| <b>Agent:</b>              | <b>David Aldridge Architecture Ltd</b>      |
|                            |   |

### THE SITE

The site is located to the east side of Christchurch Road and the proposed extensions and alterations are to the north side and rear of a detached dwelling. A single storey flat roofed garage adjoins the north side of the house and reaches up to the boundary of curtilage of the house with the neighbour. In previous years a single storey extension has been added to the rear of the garage which is set in from the boundary by approximately 600mm and a fence erected on the boundary which provides good screening from the rear window of the extension.

The nearest house to the north of the site is detached (no180 Christchurch Road) and approximately 1 metre to the north, with windows on its south elevation and a side door. It has been extended to the rear on its south east corner by a single storey extension.

## **RELEVANT PLANNING HISTORY**

**08/00694/F** - Ground and first floor extensions and alterations. (REF - 11/09/2008)

## **THE PROPOSAL**

The proposal is for the demolition of the rear extension to the existing garage that is 4m high to the ridge, 2.3m to the eaves and 6.4m deep and its replacement with a ground floor extension to the rear to provide a garden room with a hipped roof 3.8m high, 2.5m to the eaves, and 6.2m deep, with alterations to the roof of the existing garage. In addition the garden room would be extended across the rear of the house at ground floor level to meet the rear wall of the existing conservatory, and provide an extension to the kitchen. Three high level obscure glazed windows that are in the north elevation of the garage will be bricked up.

## **CONSULTATIONS**

The application has been advertised on the site, in the press and neighbours have also been consulted. One letter of representation has been received and comments are:

- Loss of light from the roof of the utility room and extension;
- Overlooking and loss of privacy from the rear of the single storey extension;
- The variety of rooflines will look odd and out of keeping with the style of this and surrounding properties.

## **PLANNING CONSIDERATIONS**

### **National Planning Policy:**

PPS 1 - Delivering Sustainable Development.

### **Relevant East of England Plan Policies:**

ENV7 – Quality in the Built Environment.

### **Relevant Local Plan Policies:**

HBE12 – High Quality of Design.

The proposal replaces a single storey extension with a similar single storey extension but would bring the north wall to the boundary rather than it being set in and the existing windows in the garage will be blocked up. Its height is lower than the existing by 0.2m but will have a similar impact on the neighbour because of its positioning being closer to the neighbour, and on the boundary. The replacement of part of the garage roof with a sloped one to a 30degree pitch is considered to be acceptable and will have minimal impact on the windows of the neighbouring dwelling to the north, particularly because of its orientation. By

hipping the roof of the new extension rather than the gable of the existing it is considered that there will be little additional light lost from the dwelling to the north. Rooflines of similar properties in the area are varied and the new roofline will not look out of keeping with those surrounding.

At present there is a rear window in the existing single storey extension and this is also the position of a window in the new extension. Although the new window will be nearer the boundary because of the repositioning of the extension, it is unlikely that there will be substantial additional overlooking or loss of privacy from that already existing, particularly as there is a high fence along the boundary that provides screening.

Materials and the design of the extension and roof are considered to be in keeping with the house and the area and therefore the application is recommended for approval.

## **RECOMMENDATIONS**

APPROVE PLANNING PERMISSION on the following grounds:

1. The development must be begun within three years
2. Facing and roofing materials to match existing.

Reason for Approval:

The decision is made with regard to policy HBE12 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. Because of its design having minimal impact on the neighbour and the use of quality materials the extension will not be detrimental to the character of the area nor to the visual or residential amenities of the locality as a whole.



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Site Address - 178 Christchurch Road, Norwich

Scale - 1:1250



**NORWICH**  
City Council

DIRECTORATE OF REGENERATION  
AND DEVELOPMENT

